

A Regular Meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York, on the fifth day of May 2004, at 7:30P.M, and there were present:

PRESENT: Stanley J. Keysa, Chairman (Arrived at 7:35 PM)
Rebecca Anderson, Member
John P. Gober, Member
Lawrence Korzeniewski, Member
Michael Myszka, Member
Steven Socha, Member
Melvin Szymanski, Member

EXCUSED: None

ALSO PRESENT:

Town Board Members: Donna G. Stempniak

Other Elected Officials: None

Town Staff: Robert Labenski, Town Engineer
Jeffrey H. Simme, Building & Zoning Inspector
John M. Dudziak, Deputy Town Attorney
Mary Nowak, Recording Secretary

Meeting #7
May 5, 2004

Planning Board Members: Stanley J. Keysa, Chairman
Rebecca Anderson
John P. Gober
Lawrence Korzeniewski
Michael Myszka
Steven Socha
Melvin Szymanski

Town Board Members: Robert H. Giza
Daniel Amatura
Mark A. Montour
Ronald Ruffino, Sr.
Donna G. Stempniak

Town Engineer: Robert Labenski

Deputy Town Attorney: John M. Dudziak

Building & Zoning Inspector: Jeffrey H. Simme

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held May 5, 2004. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting, and may be amended before approval.

Sincerely yours,

Stanley J. Keysa,
Planning Board Chairman

SJK:mn

Meeting called to order by Rebecca Anderson at 7:30 PM. Chair Keysa arrived at 7:35 PM. Motion was made by Michael Myszka to approve the minutes from the April 21, 2004 Planning Board Meeting. Motion was seconded by Rebecca Anderson and unanimously carried.

COMMUNICATIONS:

ACTION ITEMS -

SITE PLAN REVIEW-BUFFALO SUBURBAN SEVENTH DAY ADVENTIST CHURCH, 5580 GENESEE ST. PROPOSED 19,400 SQ. FT. ADDITION FOR GYMNASIUM WITH 5 CLASSROOMS. PROJ. NO. 0604 CONTACT PERSON: MARC MUSSACHIO

This project was tabled at the April 21, 2004 Planning Board meeting. The applicant needed to provide a landscaping plan to Crew Chief Terrance McCracken, a plan for a berm along the northwest section of the property and a drainage plan. Marc Mussachio, Mussachio Architects, presented to the Planning Board the site plan for the proposed 19,400 sq. ft. addition to the existing building at 5580 Genesee St. The site plan included a landscaping plan that has been approved by Crew Chief Terrance McCracken. The landscape plan shows a berm along the northwest section of the property as protection for the building from New York State Thruway traffic. The berm also runs along the west side of the parking lot. Town Engineer Robert Labenski told the Planning Board that he is satisfied with the drainage plan that was provided.

DETERMINATION

Based on the information provided to the Planning Board, John Gober made a motion to recommend approval of the site plan as presented with the noted changes to the Town Board. Motion seconded by Melvin Szymanski and unanimously carried.

SITE PLAN REVIEW - CAR QUEST DISTRIBUTION CENTER, SOUTH SIDE OF WALDEN AVENUE 2,000 FEET EAST OF PAVEMENT ROAD. PROPOSED 119,688 SQ. FT. WAREHOUSE/OFFICE FACILITY. PROJECT. NO. 8266. CONTACT PERSON: JEFFREY MARTIN, GEIS CONSTRUCTION

This project was presented to the Planning Board at the August 20, 2003 Planning Board meeting for the northwest corner of Walden Avenue and Pavement Road as part of the Uniland project. At that time the Planning Board had recommended approval of the site plan to the Town Board. Due to issues with Uniland, the applicant has asked to pursue another location.

Gregory Seifert, Geis Construction and Jeffrey Lepczyk, civil engineer, presented to the Planning Board the site plan for the proposed distribution center/office facility located on the 9.6-acre parcel on the south side of Walden Avenue, 2,000 feet east of Pavement Road. This land was purchased from the Lancaster Airport which is located directly south of this parcel. Mr. Seifert told the Planning Board that the height of the building will be 28 feet and the exterior will be full masonry. The hours of operation will be Monday through Saturday 7:00AM to 7:00PM. Seven tractor trailer trucks will arrive each morning at 7:00AM and will leave between 6:00PM - 7:00PM each evening. Small delivery trucks will arrive and depart throughout the day. There will be no overnight parking for large trucks. Drainage - Mr. Seifert explained that drainage will run to the south to a dry pond along the back of the property and through the airport property. Drainage has been coordinated with the Lancaster Airport. Town Engineer Robert Labenski stated that he is satisfied with the drainage plan. Lighting - Mr. Seifert stated that there will be 20 ft. standards in the parking lot with the lights shining into the site. There will be security lights on the building and ground floodlights across the front of the building. The site plan shows a compactor on the outside of the building which will be fed from the inside. No dumpster will be needed. The Planning Board would like to see a gravel driveway along the east side of the building to support fire vehicles. Chair Keysa referred to Com. 5-5-05 from Crew Chief Terrance McCracken requesting more coniferous and shade tree plantings with a variety of foundation plantings as part of the landscaping plan.

DETERMINATION

Based on the information provided to the Planning Board, Lawrence Korzeniewski made a motion to recommend approval of the site plan to the Town Board with the following conditions: 1. Landscaping changes to be made as recommended by Crew Chief Terrance McCracken, 2. Gravel driveway to be built along east side of the building to support fire vehicles. Motion seconded by Steven Socha and unanimously carried.

SITE PLAN REVIEW - HARRIS HILL NURSING FACILITY, 2699 WEHRLE DRIVE. PROPOSED ADDITION TO EXISTING BUILDING FOR ADDITIONAL BEDS AND OFFICE SPACE. PROJECT NO. 4019 CONTACT PERSON: WILLIAM TUYN, GREENMAN-PEDERSEN INC.

Clifford Krumm, Greenman-Pedersen, Inc. and Paul Mazur, architect, presented to the Planning Board the site plan for the proposed 28,600 sq. ft. addition to the existing building at 2699 Wehrle Drive. The north side of the addition facing Wehrle Dr. will be one level. The south side of the addition facing the Larkspur Development will be two levels. Both parts of the addition will have the same roofline as the existing building. Both sides of the addition will be used for 47 additional beds. The lower level of the south side addition will be used for administrative offices, storage and future development. The plan shows a 2-way road around the entire facility. The parking lot was previously expanded and all displaced parking will be replaced. Drainage - Mr. Krumm explained that stormwater and sanitary sewers will tie into the existing Town easement. Town Engineer Robert Labenski stated that the drainage plan is adequate. Lighting-The site plan did not show a lighting plan. Mr. Krumm told the Planning Board that lighting will be the same height as the existing lighting which is 15 feet with flatlenses. The Planning Board also encouraged low lumen, low height lighting around the perimeter of the building. Landscaping-Chair Keysa referred to Com. 5-5-05 from Crew Chief Terrance McCracken requesting additional information regarding the landscaping for this project.

DETERMINATION

Based on the information provided to the Planning Board, Michael Myszka made a motion to recommend approval of the site plan to the Town Board with the following conditions: 1. Lighting plan to be provided showing 15-ft. lighting with flatlenses, 2. Landscape plan to be provided for approval by Crew Chief Terrance McCracken, 3. Planning Board encourages low lumen, low height perimeter lighting. Motion seconded by John Gober and unanimously carried.

SKETCH PLAN REVIEW - COUNTRY CLUB GARDENS, 64-LOT SUBDIVISION FOR SINGLE-FAMILY DWELLINGS. INTERSECTION OF BROADWAY AND PAVEMENT ROAD. PROJ. NO. 4013. CONTACT PERSON: WILLIAM TUYN

Clifford Krumm, Greenman-Petersen and Elliot Lasky, Forbes Homes presented to the Planning Board the revised sketch plan for the 33-acre parcel located at the northeast corner of Broadway and Pavement Road with 64 lots for single-family homes. The sketch plan shows the roadway moved to the south with a cul-de-sac in the northeast section of the parcel. Mr. Krumm stated that he has a copy of the Town's new regulations for islands in cul-de-sacs. This will be a sewerer subdivision with sewers brought across Broadway. The sketch plan shows two detention basins. The Planning Board would like a modification of both basins to show wraparounds for property ownership. Stream studies will need to be done on both streams on the parcel regarding flood characteristics. The homes on Pavement Road will need sidewalks and turnarounds in the driveways.

DETERMINATION

Based on the information provided to the Planning Board, Melvin Szymanski made a motion to recommend approval of the sketch plan to the Town Board with the following conditions: 1. Modify north and south detention

basins to show wraparounds for property ownership, 2. Stream studies to be done on both streams regarding flood characteristics, 3. Homes on Pavement Road to have sidewalks and turnarounds in driveways. Motion seconded by Michael Myszka and unanimously carried.

SKETCH PLAN REVIEW-HOMES BY NATALE, SOUTH SIDE OF WILLIAM STREET, WEST OF ROLLINGWOOD COURT. CONTACT PERSON: WILLIAM TUYN

Clifford Krumm, Greenman-Pedersen, presented to the Planning Board the sketch plan for the proposed 40-single family home development on the south side of William St. west of Rollingwood Ct. The sketch plan shows that the road will loop around with one entrance/exit. This development will not connect with Rollingwood Ct. The Planning Board asked that a stub street be constructed. The sketch plan also shows a landscaped berm across the street from the homes along the northeast section of the parcel. Drainage will run across the parcel with a wetted pond near the center of the parcel. A stream study will need to be done. Mr. Krumm told the Planning Board that the federal wetlands in the southern portion of the parcel will not be disturbed. The Planning Board asked that the wetland boundaries be staked at lot lines with markers.

DETERMINATION

Based on the information provided to the Planning Board, John Gober made a motion to recommend approval of the sketch plan to the Town Board with the following conditions: 1. Stub street to be constructed, 2. Stream study to be done, 3. Wetland boundaries to be staked at lot lines with markers. Motion seconded by Lawrence Korzeniewski and duly carried by a vote of 6 ayes and 1 nay.

OTHER MATTERS

New 5-ft. standard for sidewalks - Town Engineer Robert Labenski told the Planning Board that the additional one foot of sidewalk should be constructed inside the right-of-way between the street and the sidewalk to avoid having manhole covers in the sidewalks.

At 9:15PM Melvin Szymanski made a motion to adjourn the meeting. Motion seconded by Rebecca Anderson and unanimously carried.